

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
July 20, 2006
CITY COUNCIL CHAMBER**

STUDY SESSION 12:00 – Condominium Conversion Fee

ADJOURN

PUBLIC HEARING (reconvene) 1:30 PM

CALL TO ORDER

ROLL CALL Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg, Winn

PLEDGE OF ALLEGIANCE

MINUTES May 18 and June 1, 2006

SWEARING OF WITNESSES Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

1A. Case No. 0506-33

Conditional Use Permit, Local
Coastal Development Permit
CE 05-125

(Lemuel Hawkins,
Project Planner)

RECOMMENDATION:

Cingular Wireless

**c/o Bechtel Communications – Kendrick Ayres
5100 The Toledo (Council District 3)**

A Conditional Use Permit and a Local Coastal Development permit to construct and maintain a roof-mounted cellular and personal communication services facility, consisting of twelve (12) panel antennas within an existing sixty-four foot (64') high bell tower with roof-mounted accessory equipment.

Planning Commission approve the Conditional Use Permit and Local Coastal Development Permit, subject to conditions.

1B. Case No. 0603-93

Tentative Tract Map,
Condominium Conversion
CE 06-55

(Jeff Winklepleck,
Project Planner)

RECOMMENDATION:

Yung's Holdings, LLC

1906-1910 E. 6th Street (Council District 2)

Request for approval of Tentative Tract Map No. 066070 to convert five (5) residential dwelling units of an existing apartment building into condominiums.

Planning Commission approve Tentative Tract Map No. 066070, subject to conditions.

1C. Case No. 0604-27

Tentative Tract Map,
Condominium Conversion
CE 06-79

(Derek Burnham
Project Planner)

RECOMMENDATION:

Nady Hebish

**c/o Ken Davis
1140 Junipero Avenue (Council District 2)**

Request for approval of Tentative Tract Map No. 66649 for the conversion of eight (8) apartment units into condominiums.

Planning Commission approve Tentative Tract Map No. 66649, subject to conditions.

- 1D. Case No. 0605-05**
Conditional Use Permit
CE 06-87
- (Lemuel Hawkins,
Project Planner)
- RECOMMENDATION:
- Royal Street Communications**
c/o PermitMe – Sandra Steele, Representative
8105-8195 E. Wardlow Road (Council District 5)
- A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a sixty foot (60') high monopole antenna structure designed as a pine tree with accessory equipment.
- Planning Commission approve the Conditional Use Permit request.
- 1E. Case No. 0605-09**
Conditional Use Permit
CE 06-91
- (Lemuel Hawkins,
Project Planner)
- RECOMMENDATION:
- Anthony Morris and Edgar Marquez**
737 W. Pacific Coast Highway (Council District 3)
- Conditional Use Permit to allow the establishment of a tattoo studio within an existing commercial retail strip center.
- Planning Commission approve the Conditional Use Permit request.
- 1F. Case No. 0512-22**
Tentative Tract Map,
Condominium Conversion
CE 05-272
- (Monica Mendoza,
Project Planner)
- RECOMMENDATION:
- David Ramirez**
2524-30 and 2540-46 E. 10th Street (Council District 2)
- Request for approval of Tentative Tract Map No. 64968 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.
- Planning Commission approve Tentative Tract Map No. 64968, subject to conditions.
- 1G. Case No. 0603-58**
Tentative Tract Map,
Condominium Conversion
CE 06-58
- (Steven Valdez,
Project Planner)
- RECOMMENDATION:
- Larry Getzoff and Hugo Lerner**
1027 Newport Avenue (Council District 4)
- Approval of Tentative Tract Map No. 66419 to convert an existing eight unit apartment building into condominiums.
- Planning Commission approve Tentative Tract Map No. 66419, subject to conditions.

CONTINUED ITEMS

- 2. Case No. 0605-35**
Site Plan Review, Standards
Variance, Tentative Map, General
Plan Conformity 06-15-06,
Mitigated Negative Declaration 08-
05
- (Jamilla Vollmann,
Project Planner)
- Peter Zak – Lyon Realty Advisors**
210 E. 3rd Street (Council District 2)
- Request for approval of a Finding of General Plan Conformity for a proposed alley vacation and Site Plan Review, Standards Variance and Vesting Tentative Map No. 64636 to construct a five-story mixed-use development and parking structure with 104 residential units, approximately 15,000 square feet of commercial space and 400 parking spaces.
- RECOMMENDATION:** Planning Commission review and consider Mitigated Negative Declaration No. 08-05, approve the Site Plan Review, Standards Variance, General Plan Conformity Findings and Vesting Tentative Map, subject to conditions.
- 3. Case No. 0601-11**
Amendment to Zoning Ordinance
and Subdivision Regulations
CE 06-120
- (Steve Gerhardt,
Project Planner)
- City of Long Beach**
Suzanne Frick, Director of Planning and Building
Citywide
- Proposed amendment to the Zoning Ordinance and Subdivision Regulations to establish a fee related to Condominium Conversions to support the Housing Trust Fund.
- RECOMMENDATION:** Planning Commission recommend that the City Council adopt the amendment to the Zoning Ordinance.
- 4. Case No. 0601-10**
Amendment to Zoning Ordinance
CE 06-115
- (Scott Mangum
Project Planner)
- City of Long Beach**
Suzanne Frick, Director of Planning and Building
Citywide
- Proposed amendments to the Zoning Ordinance regarding large retail establishments with grocery sales.
- RECOMMENDATION:** Planning Commission recommend that the City Council adopt the amendment related to new large retail shopping establishments with grocery sales.

REGULAR AGENDA

5. Case No. 0411-07

Site Plan Review, Tentative Tract Map
FEIR 09-04

(Jeff Winklepleck,
Project Planner)

Ben Besley, The Olson Company
643 W. Broadway (Council District 1)

Request for approval of Site Plan Review, Finding of General Plan Conformity for a proposed alley vacation, and Vesting Tentative Map No. 062773 to construct a four-story development with 195 residential units (includes 6 live/work units) and 404 parking spaces.

RECOMMENDATION:

Planning Commission review and consider Final Environmental Impact Report No. 09-04; and approve the Site Plan Review, General Plan Conformity Findings, and Vesting Tentative Map, subject to conditions.

6. Case No. 0410-20

Modification, Site Plan Review,
Local Coastal Development Permit
EIR 01-05

(Derek Burnham,
Project Planner)

Camden Development
c/o Rick Holcomb
150 W. Ocean Boulevard (Council District 2)

Request for approval of a Modification to an approved Tentative Map and Master Plan (Case No. 0002-25) to remove the visitor center building and replace it with a public open space; and modify the Conditions of Approval and EIR mitigation measure to remove the requirement to preserve the Loeff's Roof (Condition #49, Mitigation Measure #24 of EIR 20-88).

Request for approval of Site Plan Review and a Local Coastal Development Permit for a 21-story building consisting of 216 residential units, 3,900 square feet of commercial space and 476 parking spaces.

RECOMMENDATION:

Planning Commission certify Addendum to EIR 01-05, approve the Modification to the Tentative Map, and Master Plan subject to revised conditions of approval, and approve the Site Plan Review and Local Coastal Development Permit requests, subject to conditions of approval.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of August 3, 2006 agenda

1069 Martin Luther King	8-unit condominium conversion
4231 E. 10 th Street	6-unit condominium conversion
6640 Cherry Avenue	Check cashing facility
37-39 Belmont Avenue	Condominium conversion
- c. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.